



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

January 23, 2023

Robert Bruner
 2223 Oaks Ave
 Everett, WA 98201--2344

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLPSP20220132
PROJECT NAME	Genesee Propane Bulk Plant
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	The project entails the new development of a propane bulk plant on a undeveloped 1.13 acre parcel. Proposed 4000 sq/ft office-warehouse-shop building. Proposed 30,000 gallon propane storage tank. The site will be paved with asphalt with required landscape strip around the perimeter. Proposed parking for 8 vehicles for office-warehouse use, 7 delivery trucks and 1 handicap parking space. Existing city sewer and water will be extended to the site, no septic or well will be required. Proposed drainage for the parking/paved areas consists of capturing the runoff in catch basins, prior to detention/treating in proposed underground detention tanks, emergency overflow will tie into the existing city stormwater system. Roof runoff from the proposed building will be tightlined into the existing city stormwater system.
SITE ADDRESS	423 23RD ST SE, PUYALLUP, WA 98372;
PARCEL #	2105200303;
ASSOCIATED LAND USE PERMIT(S)	P-21-0089 PLPRE20220046
APPLICATION DATE	August 11, 2022
APPLICATION COMPLETE DATE	November 02, 2022
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	N/A – Active permit application, not approved

CONDITIONS	<p>Active permit application, not approved;</p> <p>Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter.</p> <p>DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City’s adopted development standards and codes.</p> <p>Subsequent applicant re-submittals shall make a good faith effort to respond to each request from this letter in order for the application to remain active.</p> <p>The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.</p>
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HOW TO USE THIS LETTER

This review letter includes two sections: **“Action Items”** and **“Conditions”**.

The **“Action Items”** section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed in under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

The **“Conditions”** are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

ACTION ITEMS

Planning Review - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Irrigation not allowed in ROW Planter Strips [Irrigation Plan, Sheet I1]
- Label North, South, and East perimeter landscaping areas at "Type III Landscaping" [Landscape Plan, Sheet L1]
- Label planter strips in ROW as "Planter Strip" [Landscape Plan, Sheet L1]
- Label west perimeter landscape area directly abutting building as "Type SLD-01 Landscaping" [Landscape Plan, Sheet L1]
- What will the area around the tank be used for? Please identify on the site plan [Landscape Plan, Sheet L1]
- Label and show all existing and proposed utilities on the preliminary landscape plan. No utility lines shall pass under required landscape planters unless justification is provided demonstrating that no feasible alternative exists [Landscape Plan, Sheet L1]
- Irrigation missing from east perimeter landscaping area [Irrigation Plan, Sheet I1]
- Sidewalk must be shifted to abut property line. Landscape planter shall be widened where necessary to fill in the roadway section [Site plan, Sheet 1.1p]
- Perimeter parking lot landscape islands must be 12ft in width and the depth of the abutting parking stall [Landscape Plan, Sheet L1]
- The max building height shall be equal to the proposed building setback within the first 35 ft of setback from the adjoining public street. The max building height may be increased by 1.5 ft for each additional foot of setback in excess of 35 ft up to the max. Building heights within required setbacks shall be measured from the grade of the public sidewalk or centerline of the public street adjoining the site. [Elevations, Sheet 2.1P]
- What is the area to the north of the building to be used for? [Site Plan, Sheet 1.1P]
- 6 ft tall wood or opaque fence shall be added 20ft from the front property line extending across the entire frontage (except where driveways conflict), to obscure the view from the ROW of the tank storage areas. The fence shall further extend around the rest of the perimeter of the site to further obscure the tanks from adjacent properties.
- All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the VMS and PMC 20.58.
- Contact at Pierce County Department of Emergency Management is Joshua Atkins, his email is Joshua.atkins@piercecountywa.gov. Puyallup lahar evacuation routes are available at <https://www.epiceoc.com/pages/lahar>.

Building Review - David Leahy; (253) 435-3618; DLeahy@PuyallupWA.gov

- Would need to provide the required electrical vehicle charging spots per WAC 51-50-0429 and all related items for both the accessible parking and regular parking spots.

Fire Review - David Drake; (253) 864-4171; DDrake@PuyallupWA.gov

- As per the pre-application requirements, please show new fire hydrant on site plans. Permit # PLPRE20220046 item number one and four.
 1. A fire hydrant will be required on 23rd street SE.
 2. Propane tanks will need to comply with NFPA, IBC, and IFC.
 3. Comply with all State codes.
 4. A fire sprinkler system will be determined by water availability at the new fire hydrant.
 5. Electronic gates will require battery backup and KNOX override for fire department access.
 6. Propane tank will be required to be anchored to a footing or slab.
 7. If the Propane tank is underground an engineered design will be required for securing the tank.
 8. Propane tank is in Lahar Zone.

Engineering Review - Lance Hollingsworth; (253) 770-3337; LHollingsworth@PuyallupWA.gov

- If list approach is used for BMP selection, document BMP considerations by citing feasibility criteria in the Manual. [Drainage Report, Page 1]
- Design Storm using the 2019 Ecology Manual adopted by the City in July 2022. All storm comments will refer to the 2019 Manual as the "Ecology Manual." [Drainage Report, Page 1]
- Format drainage report per the Ecology Manual Volume III Section 3.2 Preparing a Stormwater Site Plan. Include all Sections. If section is inapplicable, document reasoning for inapplicability. If a Section is not needed for Preliminary Site Plan submittal, state the section will be provided in Civil Submittal. Sections to be completed for preliminary feasibility: a. Project Overview, b. Existing Conditions Summary, c. Offsite Analysis Report, d. Permanent Stormwater Control Plan, e. Construction Stormwater Pollution Prevention Plan, f. Special Reports and Studies [Drainage Report, Page 1]
- Provide a Table to reasonably estimate the quantity of existing and proposed hard surface areas. Include off-site areas. Use Impervious_Surface_Table included in CityView as a guide for what is needed to determine storm feasibility. [Drainage Report, Page 1]
- Use Ecology Manual Figure I-3.1 Flowchart for determining requirements and include in the Drainage Report. All minimum requirements are anticipated to be required for all hard surfaces and converted vegetation areas. [Drainage Report, Page 2]
- Preliminary feasibility/infeasibility testing for infiltration facilities shall be in accordance with the site analysis requirements of the Ecology Manual, Volume III, Chapter 3.2, specifically:
 - Groundwater evaluation, continuous monitoring well during the wet weather months (December 1 through April 1).
 - Hydraulic conductivity testing:
 - o If the development triggers Minimum Requirement #7 (flow control), if the site soils are consolidated, or is encumbered by a critical area a Small Scale Pilot Infiltration Tests (PIT) during the wet weather months (December 1 through April 1) is required.
 - o If the development does not trigger Minimum Requirement #7, is not encumbered by a critical area, and is located on soils unconsolidated by glacial advance, grain size analyses may be substituted for the Small Scale PIT test at the discretion of the review engineer.
 - Testing to determine the hydraulic restriction layer.
 - Mounding analysis may be required in accordance with Ecology Volume V Section 5.2.7. [Drainage Report, Page 1]

- Site plan says 4,000 SF. Confirm total account of hard surface (i.e. Roof, sidewalks, pavements, gravel), [Drainage Report, Page 2]
- Storage tanks are not shown on plans. [Drainage Report, Page 2]
- Expand on how proposed storm design meets minimum requirements. [Drainage Report, Page 2]
- Reconsider BMPs for roof runoff. Stormwater will not be permitted to discharge directly onto City roads or into a City system without the prior approval of the City. [Drainage Report, Page 2]
- Place north arrow in top right hand corner. but scale bar underneath north arrow per City Design Standards Section 2.1 [Site Plan]
- Include and label existing and proposed contours [Site Plan]
- show general drainage features like catch basins, pipes, BMPs, storm facilities. treatment and flow control systems, etc. [Site Plan]
- Show offsite improvements. [Site Plan]
- Callout pavement types. [Site Plan]
- Add existing and proposed surface area quantities. [Site Plan]
- Show preliminary Grading [Site Plan]
- Trash enclosure required for new commercial facilities. See Design Standards Section 208 for storm related requirements. [Site Plan]
- Show approximate locations of all existing and proposed utilities. [Site Plan]
- Add Vicinity Map to lower right hand side of Site Plan. [Site Plan]
- label and dimension property/ROW lines and easements. [Site Plan]
- Add brief legal description including quarter, section, range under vicinity map [Site Plan]
- Add lot size in square feet and acres. [Site Plan]
- Show adjacent property zoning. [Site Plan]
- Show owner/developer's name, address, and phone number in the title block. [Site Plan]
- Show owner/developer's name, address, and phone number in the title block. [Site Plan]
- Show flowpath arrows. [Site Plan]

Engineering Traffic Review - Mieceo Hutchens; (253) 841-5430; mhutchens@puyallupwa.gov

- Show preliminary locations for street lighting and service cabinet {Site Plan Sheet 1.1p}
- Not at ROW Centerline
{Site Plan Sheet 1.1p}
- Per previous comment, Face of Curb shall be 17ft from ROW centerline. {Site Plan Sheet 1.1p}
- Per previous comment, Planter strip must be 7.5ft per city standard. {Site plan sheet 1.1P}
- Per previous comment, Provide Auto-turn analysis for largest anticipated design vehicle. Show proposed driveway design can accommodate largest anticipated design vehicle
{Site plan sheet 1.1p}
- Gates must meet Peirce County standard and comply with Fire Code
{Site Plan sheet 1.1p}
- Has a Sight Distance analysis been done?
What type street trees planned? Potential to limit sight distance
{Site Plan Sheet 1.1P}
- Traffic Scoping - Is a Dispenser planned for retail sales?

External Agency Review - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Exemption from Construction Prohibition Request: The subject property is located within a volcanic hazard area. Per Puyallup Municipal Code 21.06.1260 hazardous facilities such as bulk propane plants are not allowed in these areas without an exemption from the Development & Permitting Services Director. Submitted exemption request letter requires additional changes and supporting information to be processed.
- Exemption request letter: provide calculations for how you determined that the propane tanks will not move during a lahar event. Please provide evidence that an acceptable engineering method was used for these calculations. Provide sources for physics forces used.
- Exemption request letter: Provide clarification as to how the propane tanks will be 'surrounded by water' during a lahar event.
- Exemption Request Letter: The project appears to propose storage area for smaller propane tanks. Will these tanks be stored while full or empty? These smaller tanks will need to be anchored or stored in such a way as to prevent them from floating away during a lahar event.
- Exemption Request Letter: Provide FEMA, USGS, or other regulatory guidance on Lahar or other equivalent natural disaster physics forces used in calculations.
- Exemption Request Letter: Per PMC 21.06.1260 (a) one of the findings for approval of a hazardous facility construction exemption is "That the critical facility has a satisfactory critical alert notification system in place which coordinates with local and regional emergency monitoring systems". Please provide Letters of acknowledgement from the Pierce County Department of Emergency Management and/or Washington State Emergency Management Division regarding coordination of the on-site emergency notification system with one or both of these agencies.
- Exemption Request Letter: Provide a written evacuation plan which is coordinated with the City of Puyallup adopted emergency evacuation plan to provide a route from the site to the City's adopted evacuation routes. The City Emergency Manager will review this plan to ensure conformance with City standards.
- Exemption Request Letter: Provide all manuals and plans referenced in the exemption request letter for City Review. Provide details of how evacuation drills will be conducted.

CONDITIONS

Development & Permitting Services - Lance Hollingsworth; 2537703337;

LHollingsworth@PuyallupWA.gov

- General: Provide Survey of site at Civil permit submittal. The City adopted the 2019 Department of Ecology's Stormwater Management Manual for Western Washington which requires a survey prepared by a registered land surveyor (or other qualified professional) for projects that add or replace 2,000 square feet or more of hard surface. See 2019 Ecology Manual Section III-3.2 Preparing a Stormwater Site Plan Step 1 for minimum requirements needed for this survey.

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- General: Sign Posted On Site must be provided.

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- General: Signed Affidavit must be provided.

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- General: Trash and Recycling Receptacles. In the MP and ML zones, trash and recycling receptacles shall be screened from adjacent properties and public rights-of-way by an opaque visual barrier no lower than the highest point of the receptacles.

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- General: Performance Standards: Hazardous Materials. All users of hazardous materials shall notify the city fire chief and public works director of the type and quantities of such materials generally on the premises. No emission which would be demonstrably injurious to human health, animal or plant life in the vicinity, on the ground or beyond any lot line on which the use is located shall be permitted. Where such an emission could be produced as a result of accident or equipment malfunction, adequate safeguards consistent with industry standards and applicable regulations shall be implemented. This provision shall not be interpreted to prohibit the use of herbicides or pesticides. Odor: No use shall be permitted which creates annoying odor in such quantities as to be perceptible, without instruments, at the boundaries of the lot in which the use is located.

Sincerely,

Rachael N. Brown

Associate Planner

(253) 770-3363

RNBrown@PuyallupWA.gov